

# AGENDA

## Community Action Team

1. **Welcome, Introduction:** Executive Leader of Fareham Borough Council, Cllr Seán Woodward
2. **Welborne Outline Planning Application overview:** Mark Wyatt Principal Planner Strategic Sites (Development Management)
3. **Questions from the floor**
4. **Walkabout**

Finish meeting: 8.30pm



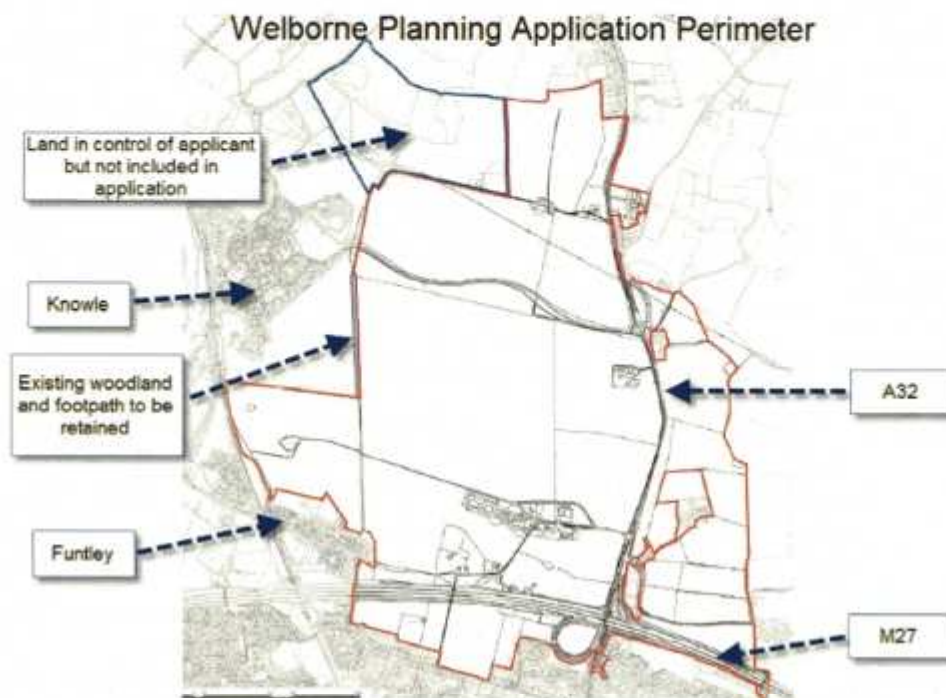
**FAREHAM**  
BOROUGH COUNCIL

# Information about the outline planning application

Fareham Borough Council has received an outline planning application from Buckland Development Limited for up to 6,000 homes at Welborne Garden Village.

## The main proposals in the application are outlined below:

- A new community of up to 6000 homes
- A district centre and smaller village centre, with shops and community facilities
- Commercial, industrial, warehousing and employment space
- Health centre
- Vets
- A secondary school, 3 primary schools and children's nurseries
- A care home
- A hotel
- Parks, green open spaces and sports pitches
- Retention of some existing hedgerows, grassland, woodland areas, allotments and wildlife corridors
- Household waste recycling centre
- Infrastructure including supplies for electricity and water
- Sustainable drainage systems including ponds and water courses
- A remodelled M27 J10 to turn it into an all moves junction
- Works to the A32 including the creation of three highway junctions and new crossing(s)
- Connections to the surrounding cycleway and pedestrian network



## KEY FEATURES OF THE ILLUSTRATIVE PLAN

### USES

1. District Centre
2. Village Centre
3. Community Hub
4. Primary schools
5. Secondary school
6. Employment area

### ACCESS & TRANSPORT

7. Junction 10
8. M27
9. A32
10. Knowle Road
11. Welborne Way

### LANDSCAPE FEATURES

12. Welborne MHe
13. Welborne Park
14. Dashwood
15. Dashwood Park
16. Farsham Common
17. Roche Court Sports Park
18. Allotments

Figure 4: Illustrative Comprehensive Masterplan for Welborne



## What is to be decided?

The application asks for a decision on the general principles of development e.g. the number of houses. If outline permission is granted, Buckland Development Limited will need to apply for further approval of the details (known as reserved matters) for most of the development.

The only parts of the application where Buckland Development Limited has submitted detailed designs is for the proposed works to Junction 10 and the A32.



## What can I comment on?

- Compliance with Council's Welborne Plan & National Policy
- Viability of the proposals
- Achievability of proposed phasing
- Deliverability of proposals
- The mix of uses proposed
- Landscape impact
- Ecology:
- Protected species
- European site impacts
- Flood risk and drainage
- Green and open space provision
- Highways – on site and off site works
- Highways – public transport
- Highways – cycle strategy and rights of way
- Layout and type of land uses
- Parameters for height and density of buildings
- Utility supplies
- Education
- Healthcare
- Relationship of the proposal to communities next to it

## Comments the Council can't consider

- The principle of developing Welborne
- Loss of private views
- Effect on property values

## How can I comment?

- By visiting [www.fareham.gov.uk](http://www.fareham.gov.uk) and clicking on the Welborne Planning Application link.
- You may also view the application by visiting the Civic Offices between 8.45am and 5.15pm Monday to Friday.
- You can also email your comments to [devcontrol@fareham.gov.uk](mailto:devcontrol@fareham.gov.uk) or write to:

Mark Wyatt Principal Planner (Development Management)  
Development Management  
Fareham Borough Council  
Civic Offices  
Civic Way  
PO16 7AZ

To ensure your comments are taken into account we will need to have received them by **29 May 2017**.

Please note your comments will be published on Fareham Borough Council's website where others may view them.

Your name and address will be displayed, but personal information such as your telephone number, signature and email address will not be published.